

**Iowa County Planning & Zoning Committee – approved 10-31-2024**

**Thursday, September 26, 2024 at 6:00 PM**

**Conference Call 1-312-626-6799**

**Zoom meeting ID: 840 538 2607**

**<https://us02web.zoom.us/j/8405382607?omn=89692787760>**

**Health and Human Services Center – Community Room**

**303 West Chapel St., Dodgeville, WI 53533**

**For information regarding access for the disabled, please call 608-935-0399.**

1. Call to order. Chair Peterson called the meeting to order at 6:00pm

2. Roll Call.

Members present: Curt Peterson, Tim Lease, Don Leix, Ingmar Nelson, David Gollon

Members absent: none

Staff present: Scott A. Godfrey

Other supervisors: Bruce Paull (by Zoom)

3. Approve of this agenda.

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

4. Approve the minutes of the August 22, 2024 meeting.

Motion to approve by Supervisor Lease

Second by Supervisor Gollon

Motion carries unanimously

5. Motion to enter into public hearings associated with zoning and/or conditional use permit petitions and ordinance revisions.

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

6. Petition by Tom & Carol Foster to zone 1.71 acres from A-1 Ag to AR-1 Agricultural Residential in the SW/NE of S11-T7N-R5E in the Town of Arena.

Applicant present: none

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Nelson

Second by Supervisor Leix

Motion carries with Supervisor Leix voting against

7. Petition by Bill Buckeridge for a Conditional Use Permit to allow a Tourist Cottage (short-term rental) on a 3.19-acre B-2 Hwy Bus lot being Lot 1 of CSM1046 in S20-T8N-R5E in the Town of Arena.

Applicant present: Bill Buckeridge

Town present: none

Director Godfrey gave the staff report

Public comment: none

Supervisor Nelson asked if the applicant agrees with the recommended conditions. Bill Buckeridge said he did.

Motion to approve by Supervisor Leix with the following conditions:

- 1) the short-term rental use is only for the existing westerly building
- 2) all new construction must meet code as determined by the town inspector
- 3) all state health licenses, permits and inspection are obtained
- 4) the previously approved uses of a construction business with associated residence (see ZH 3109) be terminated with this change in use to short-term rental
- 5) occupancy be restricted to the septic system sizing based on 2 people per bedroom (the currently system is sized for up to 6 bedrooms = 12 people)

Second by Supervisor Lease

Motion carries unanimously

8. Petition by Lindsay Manning to zone 30.26 acres from A-1 Ag to AR-1 Ag Res in the E1/2-NW & W1/2-NE of S3-T4N-R5E in the Town of Moscow.

Applicant present: none

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Gollon

Second by Supervisor Nelson

Motion carries unanimously

9. Petition by Barry Rowe and Mark Gibbens to zone three lots of 5.34, 5.11, and 5.12 acres being Lots 1-3 of CSM167 from A-1 Ag to AR-1 Ag Res in S17-T5N-R4E in the Town of Waldwick.

Applicant present: Barry Rowe and Mark Gibbens

Town present: none

Director Godfrey gave the staff report

Public comment: none

Motion to approve by Supervisor Nelson

Second by Supervisor Lease

Motion carries unanimously

10. Petition by Barry Rowe and Mark Gibbens to zone 5.16 acres being Lot 1 of CSM163 from A-1 Ag to AR-1 Ag Res in S17-T5N-R4E in the Town of Waldwick.

Applicant present: Barry Rowe and Mark Gibbens

Town present: none

Director Godfrey gave the staff report

Public comment:

- Patrick Fitzsimmons asked about potential need or desire for fencing as he shares the boundary. Chair Peterson responded that state law dictates the cost is shared equally between landowners on each side of the boundary.

Motion to approve by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously

11. Petition by Gordon Greene to zone 29.986 acres from A-1 Ag to CR-1 Conservation Recreation in the W1/2-SE of S28-T8N-R3E in the Town of Wyoming.

Applicant present: Gordon and Patricia Greene

Town present: none

Director Godfrey gave the staff report

Public comment:

- Mary Schultz spoke against
- Allison Markoski spoke against

Motion by Supervisor Leix with the conditions that the associated conditional use permit is approved and that the associated certified survey map is duly recorded within 6 months of County Board approval

Second by Supervisor Nelson

Motion carries with Chair Peterson and Supervisor Gollon voting against

12. Petition by Gordon Greene for a Conditional Use Permit to allow a non-profit camp on a 29.986-acre CR-1 Con Rec lot in the W1/2-SE of S28-T8N-R3E in the Town of Wyoming.

Applicant present: Gordon and Patricia Greene

Town present: none

Director Godfrey gave the staff report

Public comment:

- Mary Schultz spoke against
- Allison Markoski spoke against

Motion by Supervisor Nelson to postpone action until the next meeting for clarity on plans for handling septic waste and documentation of uses proposed to take place before the construction of a new facility and after

Second by Supervisor Lease

Supervisor Lease stated he would like to get Corporation Counsel input to which Supervisor Leix agreed

Motion carries unanimously

13. Motion to end the public hearings and resume the regular meeting.

Motion by Supervisor Gollon

Second by Supervisor Lease

Motion carries unanimously

14. Consideration of a Temporary Use Permit request by Katy Cleary Gollon for an equine event to be held on a 10.02-acre AB-1 Ag Bus lot at 4820 Brennan Rd in the Town of Dodgeville.

Applicant present: none

Supervisor Gollon recused himself.

Director Godfrey gave the staff report.

Motion to approve with the following conditions by Supervisor Leix

- 1) All event activities will be on the AB-1 lot.
- 2) Portable toilets will be provided in the quantity recommended by a service provider.
- 3) A service provider be contracted to service the portable toilets.
- 4) The event will be held Oct. 19<sup>th</sup> of this year and run from 9am to 3pm as proposed by the applicant.
- 5) No parking is allowed within the right of way of Brennan Rd and any parking on adjacent property requires that landowner to provide written approval for this single event.

Second by Supervisor Lease

Motion carries with Supervisor Gollon abstaining

15. Consideration of draft revisions to Section 2.8 of the Iowa County Zoning Ordinance relating to violations.

Director Godfrey overviewed the proposed revisions as recommended by Corporation Counsel.

Motion by Supervisor Leix to include in overall revision package

Second by Supervisor Lease

Motion carries unanimously

It was agreed to plan a public hearing on the revision package in November.

16. Report from the committee members and an opportunity for members of the audience to address the Committee. No action will be taken.

none

17. Director's report

Director Godfrey overviewed the report included in the packet.

Supervisor Gollon asked if Director Godfrey can find out where the forfeitures for citations go.

Consensus was to include a G-1 Governmental District in the zoning ordinance revision package

18. Next meeting date and time: Oct. 31, 2024 at 6pm

19. Motion to adjourn

Motion to adjourn by Supervisor Gollon

Second by Supervisor Leix

Motion carries unanimously. Adjourned at 7:30 pm

Scott A. Godfrey, Director